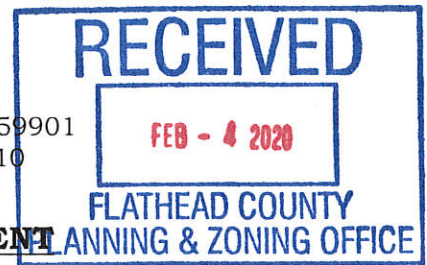




Flathead County Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



PETITION FOR ZONING AMENDMENT

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$900.00

APPLICANT/OWNER:

1. Name: Rockin' Roy's Rentals, LLC Phone: (406) 755-9573
2. Mail Address: P.O. Box 5280
3. City/State/Zip: Kalispell, MT 59903
4. Interest in property: Owner

Check which applies:



Map Amendment



Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: APEC Engineering, Inc. Phone: (406) 393-2127
Mailing Address: 75 Somers Road
City, State, Zip: Somers, MT 59932
Email: marc@apex-mt.com / tamara@apex-mt.com

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

- A. What is the proposed zoning text/map amendment?

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 348 Mountain View Drive, Kalispell, MT 59901

- B. Legal Description: Lot 1; Block 4; Zeismer's Acres, South Addition
(Lot/Block of Subdivision or Tract #)

33 -29N -21W

Section Township Range (Attach sheet for metes and bounds)

- C. Total acreage: 1.0 acres

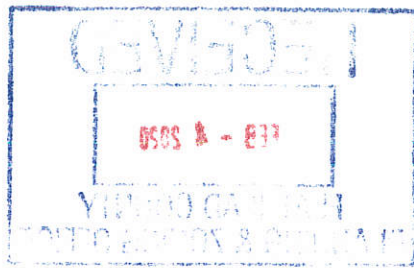
- D. Zoning District: Flathead County

- E. The present zoning of the above property is: R-2

- F. The proposed zoning of the above property is: RA-1

- G. State the changed or changing conditions that make the proposed amendment necessary: A request to create more density, add more affordable residential rental units in a neighborhood location that is convenient to schools, employment, and services.

RECEIVED



SCANNED

FOR THE FOLLOWING CRITERIA, PLEASE REFER TO ATTACHED PAGES.

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.

Marcela M Van Duen member
Owner/Applicant Signature(s)

1/31/2020
Date

Rockin Ray's
Rentals, LLC

FEB - 4 2020



Flathead County

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